



289 Pinhoe Road

Exeter, EX4 8AD

MOTIVATED SELLER, PROJECT PROPERTY PRICED TO SELL - EXCITING OPPORTUNITY TO RENOVATE, EXTEND (SPP) & MODERNISE.

This exceptionally spacious 3 bedroom semi-detached house is well located in a convenient and popular residential area, within easy walking distance of local shops, schools and amenities. The property is on a regular bus route and lies approximately equidistant between the city centre and Pinhoe Sainsbury's, Aldi, the newly opened Lidl store and St Luke's Science & Sports College.

The house, unusually for its age, retains many original and in vogue period features. It provides versatile and spacious accommodation over two storeys and an exciting opportunity to renovate, extend (SPP) and modernise. There is huge potential here to create a stylish home, suited to modern day family living and new buyers will have that chance to create a truly stunning property designed and upgraded to their own standards of specification. Outside, the property comes with good off road parking and plenty of scope to create more if required, large detached single garage with adjoining workshop and separate outside WC. The outside WC adjoins the workshop and could be incorporated into the house with a side extension (SPP).

A very special feature of this property is the stunning south facing rear garden, a real oasis for wildlife and mindfulness.

Guide Price £400,000

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- SELLING WITH NO ONWARD CHAIN
- Large Reception Hall & Galleried Landing
- 2 Large Reception Rooms (lounge with bow window)
- Kitchen/Breakfast Room & Utility Room
- 3 Double Bedrooms, Bathroom & Separate WC
- Gas Central Heating
- Impressive South Facing Rear Garden
- Outside WC
- Large Detached Garage and Separate Workshop
- Good Off Road Parking (further potential)

Location Information

Reception Hall

13'4" x 10'1" (4.08m x 3.09m)

Lounge

20'1" x 10'11" (6.14m x 3.33m)

Dining Room

15'5" x 12'9" (4.71m x 3.91m)

Kitchen/Breakfast Room

13'4" x 11'10" (4.07m x 3.62m)

Utility

5'8" x 5'1" (1.73m x 1.56m)

Store

6'9" x 5'8" (2.07m x 1.75m)

Lobby

11'7" x 4'8" (3.54m x 1.44m)

On the First Floor

Landing

Bedroom 1

15'6" x 13'1" (4.73m x 4.01m)

Bedroom 2

13'11" x 10'10" (4.25m x 3.31m)

Bedroom 3

12'2" x 10'0" (3.73m x 3.05m)

Bathroom

7'11" x 5'5" (2.42m x 1.67m)

Gardens

Outside WC

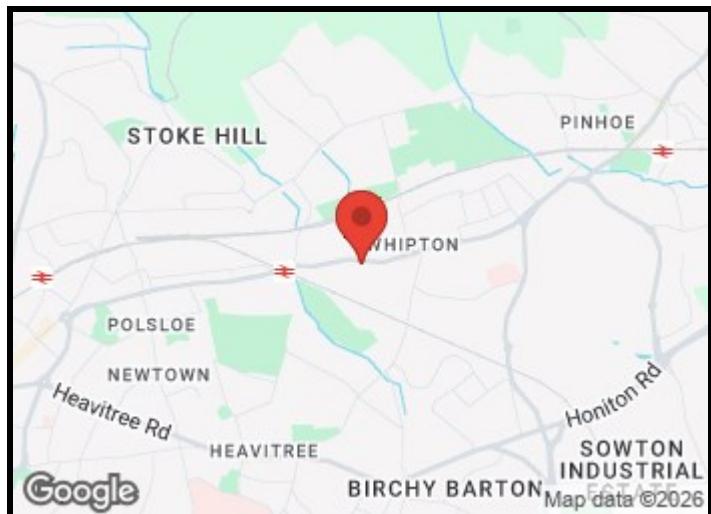
Workshop

9'7" x 7'3" (2.93m x 2.22m)

Garage

17'5" x 16'7" (5.31m x 5.07)

Parking



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | |
|--|-------------------|
| | Current Potential |
| Very energy efficient - lower running costs (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 57 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-------------------|
| | Current Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC